

Prepared by:
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Emily Kaye Courteau Bar# 100570

*gd
Davis* Return To:
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GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020 | NA

GRANTEE:
Wells Fargo Bank, NA
7495 New Horizon Way
Frederick, MD 21703
800-662-3806 | NA

**Substitute Trustee's Deed
Indexing Instructions**

Lot 180, Section E, Ranch Meadows P.U.D. S/D, in Section 25, T 1 S, R 9 W, Plat Book 83 Page 39, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 30th day of March, 2004 and acknowledged on the 30th day of March, 2004, Duane Craig and wife, Shari M. Craig, executed and delivered a certain Deed of Trust unto Kathryn L. Harris, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1960 at Page 529; and

WHEREAS, on the 12th day of June, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3045 at Page 192; and

WHEREAS, on the 15th day of June, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3045 at Page 765; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated June 25, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 21st day of July, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 21st day of July, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 180, Section E, Ranch Meadows P.U.D. Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 83, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I, _____, do hereby acknowledge that I am the
holder of a certain Deed of Trust to the
benefit of _____, Secretary, to secure an indebtedness
of _____ to _____

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$140,064.76 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$140,064.76 do hereby convey the above-described property to Wells Fargo Bank, NA.

I convey only such title as is vested in me as Substitute Trustee

LS/F09-1672

WITNESS MY SIGNATURE, this the 31 day of July, 2009.

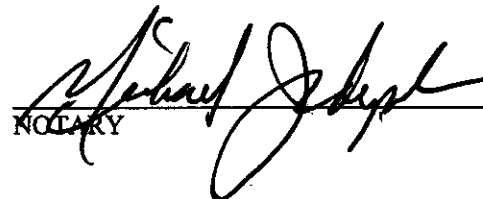


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

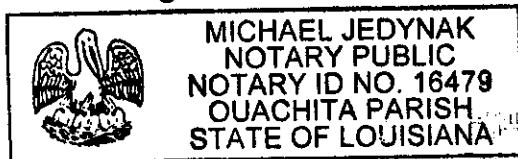
PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 31 day of July, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH

MY COMMISSION EXPIRES



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Office of
State of Mississippi

COUNTY OF DESOTO

WHEREAS, on the 30th day of March, 2004, said and acknowledged on the 30th day of March, 2004, Duane Craig and wife, Sheri M. Craig, executed and delivered a certain Deed of Trust unto Kathryn L. Harris, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1900 at Page 529; and

WHEREAS, on the 12th day of June, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3045 at Page 182; and

WHEREAS, on the 15th day of June, 2009, the Holder of said Deed of Trust assigned and appointed Emily Kays Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3045 at Page 735; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 21st day of July, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 180, Section E, Ranch Meadows P.U.D. Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 88, Page 88, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 114 on the 30 day of June, 2009

Volume No. 114 on the 7 day of July, 2009

Volume No. 114 on the 14 day of July, 2009

Volume No. _____ on the _____ day of _____, 2009

Volume No. _____ on the _____ day of _____, 2009

Volume No. _____ on the _____ day of _____, 2009

Diane Smith

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day June 25, 2009

Emily Kays Courteau

Substitute Trustee

2308 Oliver Road

Monroe, LA 71201

(318) 330-9020

LS/P09-1672

PUBLISH: 6-30-09/7-7-09/7-

14-09

Sworn to and subscribed before me, this 14 day of July, 2009

By Judy M. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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